



10 Bredon Court, Tower Road, Newquay, TR7 1AW

david ball  
Agencies

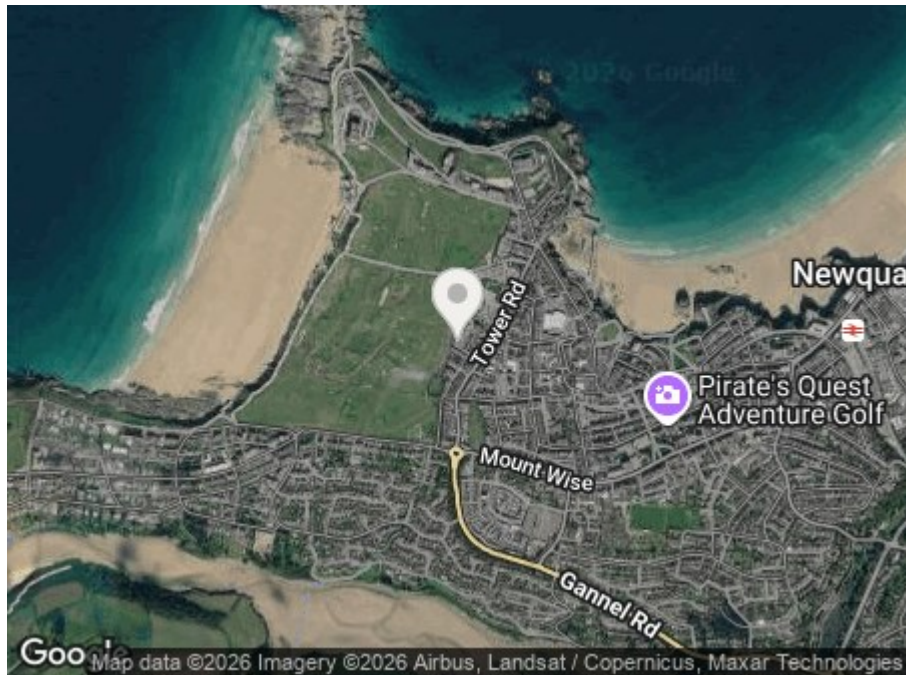
A well-presented apartment within the sought-after Bredon Court development, offering a secure gated setting close to Newquay town centre, Fistral Beach and Newquay Golf Course. The property features two double bedrooms, including a main bedroom with en-suite, an open-plan living and dining area, separate kitchen, and a sheltered balcony with far-reaching views over the golf course and towards the coastline.

Further benefits include allocated parking, extensive basement storage, gas central heating and double glazing. The development also offers direct pedestrian access to Fistral Beach across the golf course

## Guide Price £425,000 Leasehold

### Key Features

- \*\* CHAIN FREE \*\*
- Immaculately maintained
- Private sheltered balcony
- Successful holiday let
- Highly desirable development
- First floor apartment - level entry
- Within 500m of Fistral Beach
- Two generous double bedrooms
- Gated parking - allocated space
- Underground surf/bicycle store





## The Property

Bredon Court is a highly regarded apartment development in Newquay, set within a gated community in a convenient and sought-after location. It is within easy reach of the town centre and just 500m from Fistral Beach and 100m from Newquay Golf Course. Built in the late 2000s, the development remains modern and well maintained, with impressively well-sized apartments, good parking provision, generous external storage and balconies with far-reaching coastal views.

Apartment 10 is positioned on the ground floor and enjoys outlooks across the golf course, towards the Headland hotel and up the North Cornish coastline to Trevoze Lighthouse. The entrance hall is spacious and includes built-in storage.

The main living space is an open-plan lounge and dining area with plenty of room for a range of furniture layouts. Double doors lead through to a separate kitchen fitted with a range of white units and black work surfaces. Integrated appliances include an oven, hob, extractor, dishwasher, fridge-freezer and a washing machine.

At the far end of the living area, full-width sliding doors open onto a sheltered balcony with views over Newquay Golf Course, towards Fistral Beach and coastline beyond. The balcony provides a usable outdoor space and is well suited to sitting out, dining or relaxing.

There are two double bedrooms. The main bedroom includes an en-suite shower room, while the second bedroom is served by a family bathroom fitted with a bath and overhead shower, WC and wash basin.

The apartment benefits from double glazing, gas central heating via recently installed modern combi boiler (serviced annually), and an entry phone system.

Externally, the development is accessed via remote-controlled electric gates leading to an allocated parking space, along with external visitor parking. A notable feature is the large basement storage cage, providing secure space for surfboards, bikes and beach equipment.

A direct pedestrian path from the rear of the development provides convenient access across the golf course to Fistral Beach, avoiding main roads.

The property is well suited as a main residence, second home or investment and is offered for sale with no onward chain.

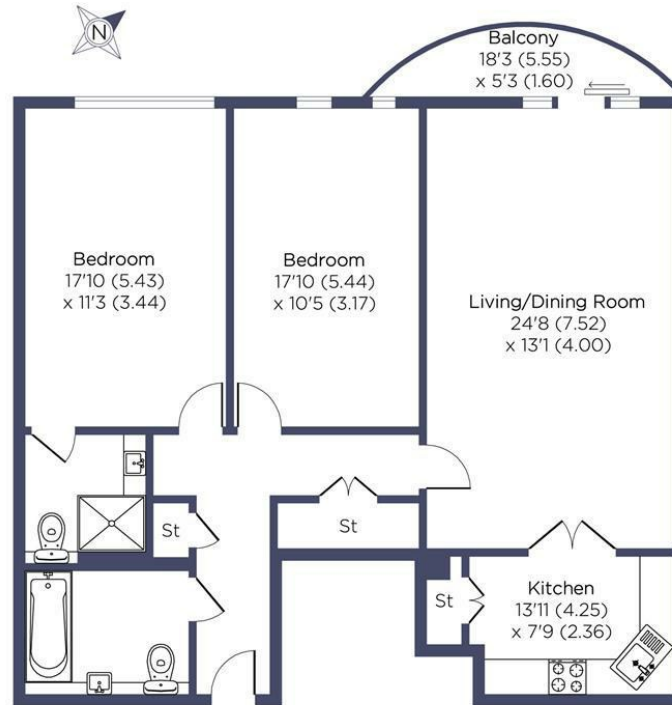
## Leasehold Information

Lease term: 999 years from 2010

Ground rent: £200 a year

Service charge: £3,298 a year

Bredon Court, Tower Road, Newquay, TR7  
 Approximate Area = 1117 sq ft / 103.7 sq m



GROUND FLOOR FLAT



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



01637 850850

www.davidballagencies.co.uk



Connecting People & Property Perfectly

e.sales@dba.estate

34 East Street, Newquay, Cornwall TR7 1BH

1. Particulars: these particulars are not an offer or contract nor part of one. You should not rely on statements by David Ball Agencies (DBA) in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or value. Neither DBA nor any joint agent has any authority to make any representation about the property or development and accordingly any information given is entirely without responsibility in the part of the agents, sellers or lessors. 2. Images paragraphs and other information; any computer generated images, plans, drawings, accommodation schedules, specifications details or other information provided about the property ("information") are indicative only. Any such information may change at any time and must not be relied upon as being factually accurate about the property. Any photographs are indicative of the quality and style of the development and location and do not represent the actual fitting and furnishing at this development. 3. Regulations; any reference to alterations to the property or use of any part of the development is not a statement that any necessary planning, building regulations or other consents has been obtained. These matters must be verified by an intending purchaser. 4. Fixtures and fittings; supplied services and appliances have not been tested by the vendors agent. Prospective purchasers are advised to make their own enquiries. 5. All dimensions are approximates.